

**Second Street/Elliott Street  
Neighborhood Plan Steering Committee  
SWOT issues with ratings**

	Issue	Score	Category	Ranking	
<b>Strengths</b>					
	Old & established	9	Neighborhood character	19%	
	Older, established, unique homes	9	Neighborhood character	19%	
	Large lots and trees	8	Neighborhood character	17%	
	Safe feeling	7	Neighborhood character	15%	
	Quiet	4	Neighborhood character	8%	
	Convenient to downtown	3	Economic development	6%	
	Proximity to UTA	3	Economic development	6%	
	Location	2	Neighborhood character	4%	
	Easy access to I-20 and I-30	1	Transportation	2%	
	Low turnover	1	Neighborhood character	2%	
	People care about neighborhood	1	Neighborhood character	2%	
	Cycling back to younger families	0	Community	0%	
	Homes in good shape	0	Neighborhood character	0%	
	No school located in neighborhood	0	Community	0%	
	Social organization	0	Community	0%	
	Uniformity of house size	0	Neighborhood character	0%	48
<b>Weaknesses</b>					
	Lack of standards for new & infill construction	10	Property development	20%	
	Lack of architectural guidelines	9	Property development	18%	
	Property maintenance by renters and owners	8	Code Enforcement	16%	
	Lack of green/open space	5	Parks & open space	10%	
	Street conditions and maintenance	4	Transportation	8%	
	Cut through traffic on Second and Elliott	3	Traffic control	6%	
	Disregard for smaller historical homes	3	Neighborhood character	6%	
	Water/sewer line conditions	2	Utilities	4%	
	Lack of street lighting	1	Public Safety	2%	
	Lack of traffic and parking control	1	Traffic control	2%	
	No sidewalk on Davis	1	Sidewalks	2%	
	No sidewalks	1	Sidewalks	2%	
	Vacant lots	1	Property development	2%	
	Infrequent street sweeping	0	Streets	0%	
	No storm sewer/drainage	0	Utilities	0%	
	Reduction of police patrol	0	Public Safety	0%	
	Single car garages	0	Neighborhood character	0%	
	Train noise	0		0%	49
<b>Opportunities</b>					
	Set future standards	10	Property development	22%	
	Support from city for neighborhood plan	9	Economic Development	20%	
	Develop relationship with UTA	5	UTA relations	11%	
	Future public park/playground	5	Parks & open space	11%	
	Neighborhood involvement (newsletters, block parties, bi-annual meetings, neighborhood watch)	4	Community	9%	

Partnership with UTA on Boring property	4	UTA relations	9%	
Traffic calming measures	4	Traffic control	9%	
Creating pride in neighborhood	3	Community	7%	
PR opportunities for city	2	Economic Development	4%	
Downtown development opportunities	0	Economic Development	0%	
Improve median/landscaping on Parkwood	0	Parks & open space	0%	
Understanding history of neighborhood	0	Neighborhood character	0%	46
<b>Threats</b>				
Multi-family residences affect property values	12	Property development	25%	
New out-of-scale construction	10	Property development	21%	
Subdividing properties	10	Property development	21%	
Boarding/renting to UTA students	6	UTA relations	13%	
Tear downs of existing homes	4	Property development	8%	
Inconsistent, unwanted development	2	Property development	4%	
Lack of crime watch	2	Public Safety	4%	
Home repairs to older homes	1	Code enforcement	2%	
Property values lead to high turnover	1	Community	2%	
Car burglaries	0	Public Safety	0%	
Decline of Division Street	0	Economic Development	0%	
Lack of street lighting	0	Public Safety	0%	
Reduction of police patrol	0	Public Safety	0%	
TXU tree trimming	0	Trees	0%	48